



September 8, 2016

RE: Menards Ankeny Expansion

Dear Members of the Planning Commission,

Menard, Inc. is submitting site plans for a warehouse remodel project at the Ankeny IA Menards store. As a part of our regular upgrade program at all of our existing stores every Menards store is getting additional warehouse storage space and more climate controlled storage space. This will make all of the existing stores consistent with the new store locations.

The Ankeny store is landlocked on all sides by roads or other buildings with the exception of the greenspace to the south of our existing yard. After years of holding this land we have decided that its best use is for our expansion area. There are several existing utility easements located in this lot that needed to be accommodated. The Sewer line to the east is being avoided and the sewer line that runs through the lot from east to west is being relocated around our new structure. The new warehouse building will be identical to the existing building onsite. It will be the same height and made out of the same materials so they will match after the work is completed. Many of the materials already stored onsite will be moved from open air storage to under the roof of the new building. The new yard area will be surrounded by the same 14 foot tall wood fence that surrounds all of the existing yard today.

The second part of this project is the enclosure of the rear overhang between the garden center and the loading dock. The overhang already exists today but has several large openings in the walls to allow for deliveries and forklifts. The plan is to enclose those openings with green steel to match the green steel already covering a lot of that overhang area and add garage doors for access. This will create a climate controlled storage space for the products inside.

Please approve this expansion project and allow Menards and Ankeny to grow and prosper together into the future. If there are any questions please feel free to contact me directly. Thank you.

Sincerely,
Menard, Inc.

A handwritten signature in black ink, appearing to read "Tyler Edwards", is written over a horizontal line.

Tyler Edwards

Real Estate Representative

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